

Table of Contents

Article	Section - Page
1 AUTHORITY, PURPOSES AND INTENT, PLANNING COMMISSION, AND ZONING ADMINISTRATOR	1-1
1-A AUTHORITY AND ENACTMENT.....	1-1
1-B PURPOSES AND INTENT	1-1
1-C PLANNING COMMISSION.....	1-2
1-D ZONING ADMINISTRATOR.....	1-2
2 DISTRICTS, ZONING MAP & DISTRICT BOUNDARIES.....	2-1
2-A ESTABLISHMENT OF DISTRICTS.....	2-1
2-B OFFICIAL ZONING MAP	2-1
2-B-1 General.....	2-1
2-B-2 Amendment of Zoning Map.....	2-2
2-B-3 Unauthorized Changes.....	2-2
2-C RULES FOR LOCATION OF DISTRICT BOUNDARIES.....	2-2
2-C-1 General.....	2-2
2-C-2 Application for Interpretation by Board of Zoning Appeals.....	2-3
3 DISTRICT REGULATIONS.....	3-1
3-A SCHEDULE OF DISTRICT REGULATIONS	3-1
3-A-1 Agricultural-Open Space-Conservation District - AOC	3-1
3-A-2 Forestal-Open Space-Conservation District - FOC	3-7
3-A-3 Rural Residential District (RR).....	3-13
3-A-4 Open Space Residential District – OSR.....	3-14
3-A-5 Detached Residential - 1 (DR-1).....	3-16
3-A-6 Detached Residential - 2 (DR-2).....	3-18
3-A-7 Detached Residential- 4 (DR-4).....	3-20
3-A-8 Business Commercial (BC)	3-22
3-A-9 Business (B).....	3-25
3-A-10 Business Park (BP)	3-28
3-A-11 Institutional (ITL)	3-34
3-A-12 Neighborhood Commercial District (CN)	3-37
3-A-13 Highway Commercial District (CH).....	3-40
3-B APPLICATION OF DISTRICT REGULATIONS	3-42
3-B-1 General.....	3-42
3-B-2 Use, Occupancy and Construction.....	3-42
3-B-3 Height, Bulk, Density, Lot Coverage, Yards and Open Spaces.....	3-42
3-B-4 Required Yard, Open Space, Area, Parking or Loading Space for One Structure.....	3-42
3-B-5 Reduction of Lots or Areas Below Minimum Prohibited	3-42
3-B-6 Reduction of Yards Below Minimum.....	3-42
3-B-7 Reduction of Required Off-Street Parking or Loading Space	3-42
3-B-8 Exception to Minimum Area and Frontage Regulations	3-43
3-C SUPPLEMENTARY REGULATIONS	3-43
3-C-1 General.....	3-43
3-C-2 Uses in Various Districts	3-43
3-C-3 Supplementary Regulations for Development in Annexation Area B	3-66
3-C-4 Private Access Easements.....	3-67

3-D	ALLOCATION OF SINGLE-FAMILY DETACHED DWELLING UNIT RIGHTS IN THE AGRICULTURAL-OPEN SPACE-CONSERVATION (AOC) AND THE FORESTAL-OPEN SPACE-CONSERVATION (FOC) DISTRICTS AND LOT SIZE IN THE AOC DISTRICT.....	3-69
3-D-1	General Purposes	3-69
3-D-2	Allocations.....	3-69
3-D-3	Voluntary Termination of Dwelling Unit Allocation	3-69
3-D-4	Exceptions to Allocation.....	3-69
3-D-5	Errors in 1980 Tax Map.....	3-70
3-D-6	Burden of Proof	3-70
3-D-7	Allocation Disclosure	3-70
3-D-8	Vacation or Merger of Lots or Parcels of Land in the AOC and FOC Districts.....	3-70
3-D-9	Boundary Line Adjustment of Lots or Parcels of Land in the AOC/FOC Districts	3-71
3-D-10	Parcels with Zero Dwelling Unit Rights.....	3-71
3-D-11	Rezoning of a Portion of a Tract.....	3-71
3-E	SCHEDULE OF OVERLAY DISTRICT REGULATIONS	3-72
3-E-1	Flood Plain District (FP).....	3-72
3-E-2	Spring Conservation Overlay District (SC)	3-78
3-E-3	Historic Districts (H)	3-80
3-E-4	Historic Access Corridor Overlay District - (HC)	3-86
3-E-5	Stream Protection Overlay District (SP).....	3-94
4	GENERAL REGULATIONS	4-1
4-A	APPLICATION.....	4-1
4-B	USES GENERALLY	4-1
4-B-1	Uses Not Provided For.....	4-1
4-B-2	Structure that is Temporary	4-1
4-B-3	Houses Displayed for Advertising Purposes.....	4-2
4-B-4	Temporary Structure.....	4-3
4-C	ACCESSORY STRUCTURES, RECREATIONAL EQUIPMENT VEHICLES	4-3
4-C-1	Residential Occupancy of Accessory Buildings.....	4-3
4-C-2	Parking, Storage, or Use of Major Recreational Equipment	4-3
4-C-3	Limitation on Parking or Storage of Inoperable Vehicles	4-3
4-D	GENERAL REQUIREMENTS CONCERNING ARRANGEMENT AND LOCATION OF STRUCTURES.....	4-4
4-E	ERECTION OF MORE THAN ONE PRINCIPAL STRUCTURE ON LOT	4-4
4-E-1	Commercial and Industrial Districts	4-4
4-E-2	Accessory Buildings	4-4
4-F	STORMWATER.....	4-5
4-G	LOT REGULATIONS	4-5
4-G-1	Lot Access Requirements.....	4-5
4-G-2	Visibility Clearance at Intersections	4-5
4-G-3	Uses and Structures Permitted in Required Setback Areas.....	4-5
4-G-4	Regular Lots.....	4-6
4-G-5	Irregular Lots.....	4-7
4-G-6	Lot Coverage by Buildings	4-7
4-H	HEIGHT REGULATIONS	4-8
4-H-1	General Intent.....	4-8
4-H-2	Fire and Safety Requirements	4-8
4-H-3	Height Limitations.....	4-8
4-I	SIGN REGULATIONS	4-8
4-I-1	General	4-8

4-I-2	Signs Prohibited	4-8
4-I-3	Signs Permitted.....	4-9
4-I-4	Removal Of Signs.....	4-11
4-I-5	Nonconforming Signs and Removal	4-12
4-I-6	Traffic Hazards.....	4-12
4-I-7	Sign Permits	4-12
4-I-8	Appeals.....	4-12
4-I-9	Definitions.....	4-13
4-J	OFF-STREET PARKING	4-14
4-J-1	General Specifications.....	4-14
4-J-2	Construction and Design Standards	4-14
4-J-3	Prohibited in Required Yards Adjacent to Streets.....	4-14
4-J-4	Buffer Required Where Adjoining Property Residential	4-14
4-J-5	Limitations on Use	4-15
4-J-6	To be Located on Same Lot as Principal Use: Exceptions.....	4-15
4-J-7	Joint Parking Facilities.....	4-15
4-J-8	Other Areas Not Used to Meet Requirements.....	4-16
4-J-9	Computation of Requirements	4-16
4-J-10	Off-Street Parking Standards	4-16
4-J-11	Off-Street Loading Space.....	4-19
4-J-12	Minimum Parking and Loading Space Requirements for Uses not Specified	4-20
4-J-13	Required Off-Street Parking and Loading Spaces to be Maintained.....	4-20
4-K	NONCONFORMING LOTS, USES AND STRUCTURES.....	4-21
4-K-1	Intent	4-21
4-K-2	Existing Construction.....	4-21
4-K-3	Nonconforming Lots of Record	4-21
4-K-4	Nonconforming Uses of Land.....	4-22
4-K-5	Nonconforming Structures.....	4-22
4-K-6	Uses Eligible for Special Use Permits Not Nonconforming Uses	4-23
4-K-7	Changes in District Boundaries.....	4-23
5	SPECIAL USE PERMITS	5-1
5-A	GENERAL	5-1
5-B	PROCEDURE.....	5-1
5-B-1	Application.....	5-1
5-B-2	Recommendation by Planning Commission	5-1
5-B-3	Action by Board of Supervisors.....	5-2
5-B-4	Procedures before Planning Commission and Board of Supervisors.....	5-3
5-B-5	Criteria for Action on Special Use Permit	5-3
5-B-6	Special Use Deemed Approved	5-4
5-C	REVOCATION.....	5-5
5-D	REQUIRED AMENDMENT	5-5
6	SITE DEVELOPMENT PLANS	6-1
6-A	INTENT.....	6-1
6-B	WHEN REQUIRED	6-1
6-C	WAIVER OF REQUIREMENTS	6-1
6-D	ADMINISTRATION.....	6-1
6-E	PROCEDURES	6-2
6-F	SPECIFICATIONS	6-5
6-G	CONTENTS	6-5

6-H	IMPROVEMENTS AND MINIMUM STANDARDS.....	6-8
6-I	CONSTRUCTION AND BONDING	6-34
6-J	REVISIONS	6-35
6-K	TERMINATION AND EXTENSION	6-35
6-L	BUILDING PERMITS.....	6-35
7	APPEALS, VARIANCES, INTERPRETATIONS, AND MODIFICATIONS.....	7-1
7-A	APPEALS, VARIANCES, INTERPRETATIONS, AND MODIFICATIONS.....	7-1
7-B	MODIFICATIONS.....	7-6
8	AMENDMENTS.....	8-1
8-A	GENERAL	8-1
8-B	METHOD OF INITIATING AMENDMENTS.....	8-1
8-C	AMENDMENTS WITH PROFFERED CONDITIONS.....	8-3
8-D	ACTION BY PLANNING COMMISSION.....	8-5
8-E	ACTION BY BOARD OF SUPERVISORS.....	8-6
8-F	PROCEDURES BEFORE PLANNING COMMISSIONERS AND BOARD OF SUPERVISORS	8-8
8-G	WITHDRAWAL OF PETITIONS.....	8-8
8-H	LIMITATION ON FILING NEW PETITION AFTER DENIAL	8-8
9	DEFINITIONS	9-1
9-A	GENERAL USAGE	9-1
9-B	DEFINITIONS	9-2
9-C	DEFINITION DISPUTES	9-23
10	ADMINISTRATION PROVISIONS.....	10-1
10-A	CONFLICT WITH STATUTES, LOCAL ORDINANCES, OR REGULATIONS.....	10-1
10-B	ISSUANCE OF PERMITS AND LICENSES	10-1
10-C	VIOLATIONS AND PENALTIES	10-1
10-D	REMEDIES NOT EXCLUSIVE.....	10-2
10-E	PUBLIC HEARINGS.....	10-2
10-F	FEES.....	10-3
10-G	SEVERABILITY	10-3
10-H	REPEAL OF CONFLICTING ORDINANCES.....	10-3
10-I	EFFECTIVE DATE	10-3